

the mortgage works

Buy to Let Barometer Q1 2022

In Q1 '22, the typical landlord has 8.0 properties in their portfolio and generates an average rental yield of 5.5%



properties in the average portfolio, representing **8.8 tenancies** on average



of landlords have at least 1 BTL mortgage, with an average of **5.0 BTL loans held**



typical rental yield achieved by landlords

Purchase and sales intentions have returned to Q3 '21 levels, with landlords now only marginally more likely to sell than buy



plan to buy a property in the next 12 months (+4% pts from Q4)



are likely to sell property in the next 12 months (-4% pts from Q4)



plan to use a BTL mortgage to fund their next purchase

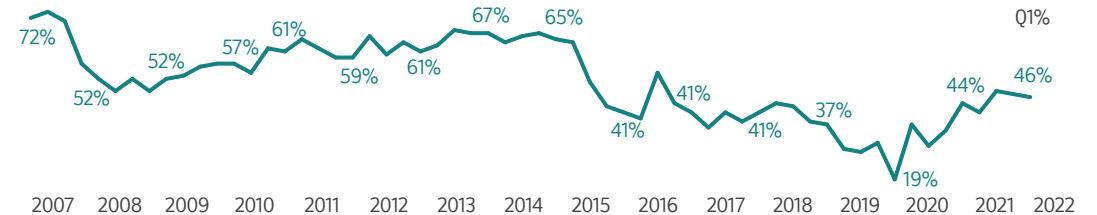


intend to purchase their next BTL property within a LTD company

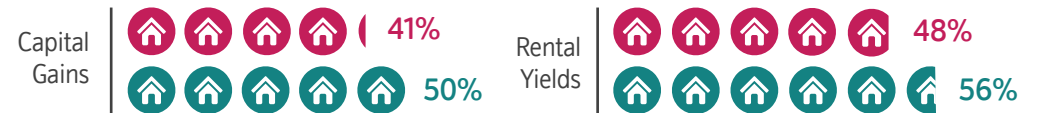


of BTL borrowers intend to remortgage in the next 12 months

Landlord confidence in the short-term prospects for their 'Own Lettings Business' remains largely stable as we enter 2022, at 46%



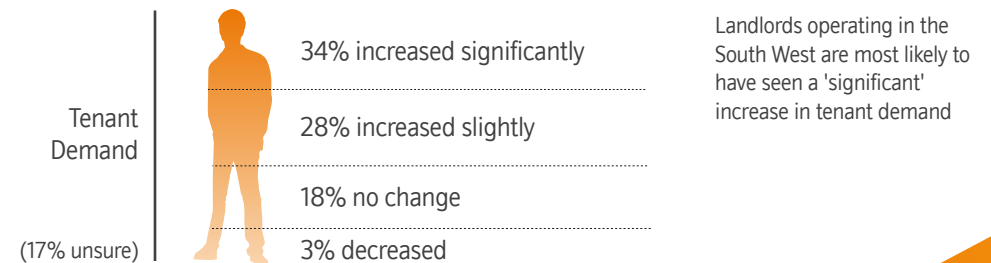
Landlord confidence in the prospects for Capital Gains and Rental Yields remains high, with both measures seeing increased confidence vs. a year ago



Prospects for Capital Gains and Rental Yields based on % landlords who are very / quite confident for the next 3 months



Following a significant decline during the pandemic, the proportion of landlords reporting increasing tenant demand reaches an all-time high of 62% in Q1 '22



Source: BVA BDRC Landlord Panel research Q1 2022.

The Mortgage Works (UK) plc is a wholly owned subsidiary of Nationwide Building Society, Nationwide House, Pipers Way, Swindon SN38 1NW T1812 (Q1 2022)

NOTE: Fieldwork took place 6th - 24th March 2022

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